

TITLE ONE - General Standards

- Chap. 1301. Codes Adopted.
- Chap. 1303. Repealed. See Chap. 1301.
- Chap. 1305. Repealed. See Chap. 1301.
- Chap. 1307. Repealed. See Chap. 1301.
- Chap. 1308. Repealed. See Chap. 1301

CHAPTER 1301

CODES ADOPTED

- 1301.01 Adoption - Ohio Building Code.**
- 1301.02 Adoption - Ohio Mechanical Code.**
- 1301.03 Adoption - Ohio Plumbing Code.**
- 1301.04 Adoption - National Electrical Code.**
- 1301.05 Adoption - Residential Building Code of Ohio.**
- 1301.06 Compliance; Violations.**
- 1301.07 Copies.**
- 1301.08 Conflict.**
- 1301.99 Penalties; Equitable Remedies.**

CROSS REFERENCES

- See sectional histories for similar State law
- Adoption by reference - see Ohio R.C. 731.231
- Power to enact further and additional regulations - see Ohio R.C. 3781.01
- Authorization by Board of Building Standards - see Ohio R.C. 3781.12
- Enforcement - see Ohio R.C. 3781.03, 3781.031, 3781.10(E), 3781.102, 3781.19
- Final jurisdiction - see Ohio R.C. 3781.04
- Application - see Ohio R.C. 3781.06, 3781.10(E), 3781.11(A)
- Submission of plans - see Ohio R.C. 3791.04
- Automatic sprinkler systems - see Ohio R.C. 3781.105, 3791.041 et seq.
- Fire suppression systems - see Ohio R.C. 3781.108
- Permit fees-see Chapter 1311, 1312 and 1313.
- Ohio Fire Code-see Fire Prevention Chapter 1501
- Life Safety Code-see Fire Prevention Chapter 1505

1301.01 Ohio Building Code Adopted.

Pursuant to Ohio R.C. 731.231, the City adopts, enforces and incorporates herein by reference, the Ohio Building Code, its related codes and referenced standards (OBC), as adopted by the Ohio Board of Building Standards, as may be amended by said Board from time to time, pursuant to Ohio R.C. 3781.10 and 4104.43, and as designated in Division 4101:1 of the Ohio Administrative Code.

1301.02 Ohio Mechanical Code Adopted.

Pursuant to Ohio R.C. 731.231, the City adopts, enforces and incorporates herein by reference, the Ohio Mechanical Code, and referenced standards, as adopted by the Ohio Board of Building Standards, as may be amended by said Board from time to time, pursuant to Ohio R.C. 3781.10, and as designated in Division 4101:2 of the Ohio Administrative Code.

1301.03 Ohio Plumbing Code Adopted.

Pursuant to Ohio R.C. 731.231, the City adopts, enforces and incorporates herein by reference, the Ohio Plumbing Code, and referenced standards, as adopted by the Ohio Board of Building Standards, as may be amended by said Board from time to time, pursuant to Ohio R.C. 3781.10 and as designated in Division 4101:3 of the Ohio Administrative Code.

1301.04 National Electrical Code Adopted.

Pursuant to Ohio R.C. 731.231, the City adopts, enforces and incorporates herein by reference, the National Electrical Code, and referenced standards, as adopted by the Ohio Board of Building Standards, as may be amended by said Board from time to time, pursuant to Ohio R.C. 3781.10, and as designated in the Ohio Administrative Code.

1301.05 Residential Building Code of Ohio Adopted.

Pursuant to Ohio R.C. 731.231, the City adopts, enforces, and incorporates herein by reference, for the purpose of establishing rules and regulating the fabrication, erection, construction, enlargement, alteration, repair, location and use of detached one-, two- and three- family dwellings, their appurtenances and accessory structures, that certain Code, known as the Residential Code of Ohio, as adopted and certified by the Ohio Board of Building Standards, as may be amended from time to time, pursuant to Ohio R.C. 3781.10, and in the Ohio Administrative Code.

1301.06 Compliance; Violations.

(a) No owner or any other person shall construct, erect, build or equip any building or structure to which the Ohio Building Code, its related codes and referenced standards, including but not limited to the Ohio Mechanical Code, the Ohio Plumbing Code, the National Electrical Code and the Residential Building Code of Ohio, as adopted herein, or make any addition thereto or alteration thereof, except in the case of repairs or maintenance that does not affect the construction, sanitation, safety or any other vital feature of such building or structure, without complying with this Chapter, or fail to comply with any lawful order issued pursuant thereto.

(b) No architect, builder, engineer, plumber, carpenter, mason, contractor, subcontractor, foreman or employee shall violate or assist in violating any of the provisions of this Chapter, Ohio R.C. Chapters 3781 and 3791 or the Ohio Building Code, and its related codes and referenced standards, or fail to comply with any lawful order issued pursuant thereto.

(c) No owner or any other person shall proceed with the construction, erection, alteration or equipment of any building or structure to which the OBC is applicable without complying with this Chapter and the plan and specification submission and processing requirements of the City of Berea and/or the OBC and until plans or drawings, specifications and data have been approved and/or inspected.

1301.07 Copies.

Copies of the Codes adopted in this Chapter are available at

<https://codes.iccsafe.org/codes/ohio> and are also on file at the County Law Library.

1301.08 Conflict.

Whenever a provision of the OBC and its related codes and referenced standards, as adopted in this Chapter, conflicts with a provision of any other standard technical code adopted by the City, the stricter standard shall prevail.

1301.99 Penalty; Equitable Remedies.

(a) Whoever violates or fails to comply with any provisions of this Chapter, is guilty of a misdemeanor of the first degree and shall be fined not more than One Thousand Dollars (\$1,000) and/or imprisoned not more than six (6) months for each offense. Unless otherwise provided, a separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

(b) The application of the penalty provided in subsection (a) herein shall not be deemed to prevent the enforced removal of prohibited conditions or the application of any other equitable remedy, including nuisance abatement.